



9, Carland View, St. Newlyn East, TR8 5FF

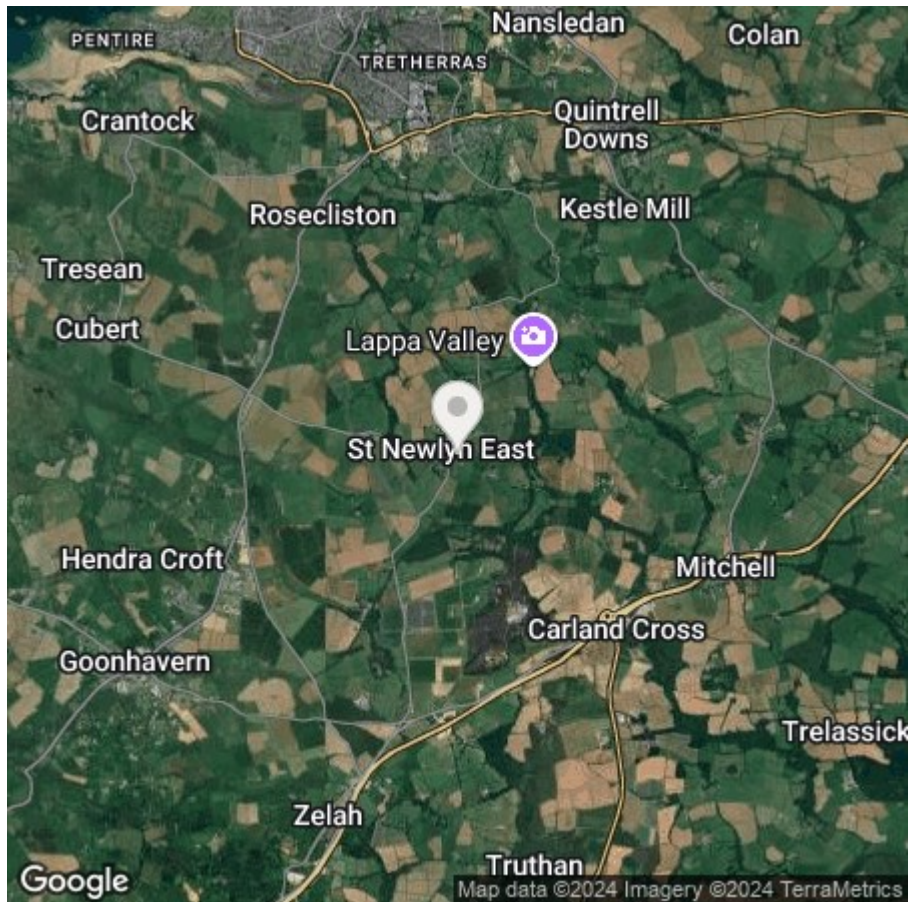
**david ball**  
Agencies

A CHAIN FREE modern semi-detached family home constructed in 2015. Situated on a small estate in the heart of the sought after village of St. Newlyn East. This contemporary, well designed home offers a feeling of space and light throughout as well as efficiency via the air source heat pump.

## Guide Price £295,000 Freehold

### Key Features

- CHAIN FREE
- Three bedrooms with principal en-suite
- Efficient air source heat pump central heating
- Spacious lounge opening into the garden
- Semi-detached family home
- South facing rear garden
- Driveway parking for two cars
- Popular location within St Newlyn East





## Location

9 Carland View is situated in a modern estate in the picturesque village of St Newlyn East that radiates traditional charm and contemporary conveniences. Popular for its strategic location, being just a stone's throw away from several attractions and essential services. The renowned Lappa Valley Steam Railway is close by, while the historical Tudor mansion, Trerice Manor – under the National Trust's care – is only two miles away. For those craving the coastal vibe, the scenic villages of Crantock and Holywell, known for their stunning beaches, are within three-miles. Additionally, the bustling seaside town of Newquay, a mere five miles away, offers an increased range of shopping, educational, banking and recreational services.

The village and its community are bound by history and a shared love for the landscape. The village centre, marked by a historic church, the very popular Pheasant Inn, and quaint local businesses including the over 100-year-old L George traditional butchers, all stand as a testament to its enduring heritage. St Newlyn East also boasts a primary school, village shop, free to use tennis court and multiplay area along with well supported football and cricket clubs encompasses all there is for an authentic Cornish village experience.

The Cathedral City of Truro, being just seven miles from St Newlyn East, further widens its appeal for commuters as well as the range of amenities available.

## Entrance hallway

UPVC double glaze entrance door. Stairs rising to the first floor landing under stair storage cupboard housing consumer unit. Radiator.

## Downstairs cloak room

UPVC double glazed opaque window. Close coupled WC with your flush. Pedestal mounted wash hand basin with mixer tap and tiled splashback. radiator.

## Kitchen/Diner

**16'3" x 9'6" max (4.96m x 2.91m max)**

Dual aspect UPVC double glaze windows Modern fitted kitchen including a range of base, wall and drawer units, roll top work surfaces over. Fully integrated indesit appliances include a waist high double electric oven, a four ring induction hob with stainless steel extractor above, fridge freezer, and dishwasher.

## Living room

**17'0" x 11'5" max (5.20m x 3.49m max)**

UPVC double glaze doors leading to the garden and window overlooking the garden. Two radiators.

## First floor landing

Loft access. Storage cupboard housing water tank doors to sub accommodation.

## Bedroom one

**14'0" x 10'9" max (4.29m x 3.28m max)**

UPVC double glaze window overlooking rear garden. Radiator. Door to ensuite

## Ensuite

**6'5" x 5'8" max (1.96m x 1.75m max)**

UPVC double glazed opaque window. Corner shower unit with mains handheld shower and riser bar with glass sliding doors. Pedestal wash hand basin with mixer tap and tile splashback. Close coupled WC. Wall mounted electric heated towel tiled shower area.

## Bedroom two

**10'5" x 9'5" max (3.18m x 2.89m max)**

UPVC double window. radiator

## Bedroom three

**7'1" x 6'4" max (2.18m x 1.95m max)**

UPVC double glaze window overlooking the rear garden.

## Family bathroom

**7'1" x 6'4" max (2.18m x 1.95m max)**

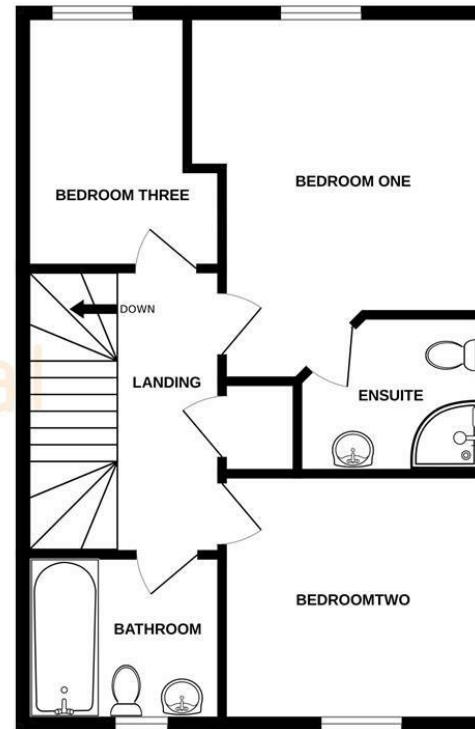
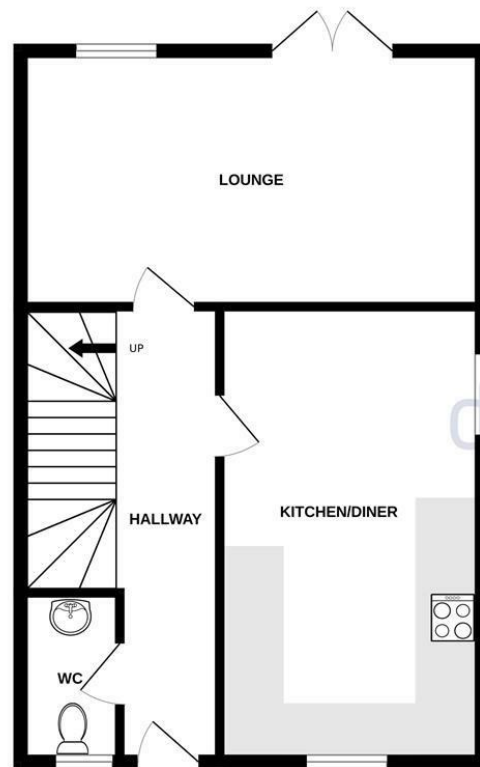
UPVC double glazed opaque window. Single paddle bath unit with means overhead shower and glass screen. pedestal mounted wash and basin with mixer tap and tile splashback. Close coupled WC with dual flush. Wall mounted electric heated towel rail.

## Externally

There is driveway parking for a minimum of two cars and access to the rear garden. The garden is South facing laid mainly to lawn with a slab patio and storage shed.

GROUND FLOOR

1ST FLOOR



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B		77	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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